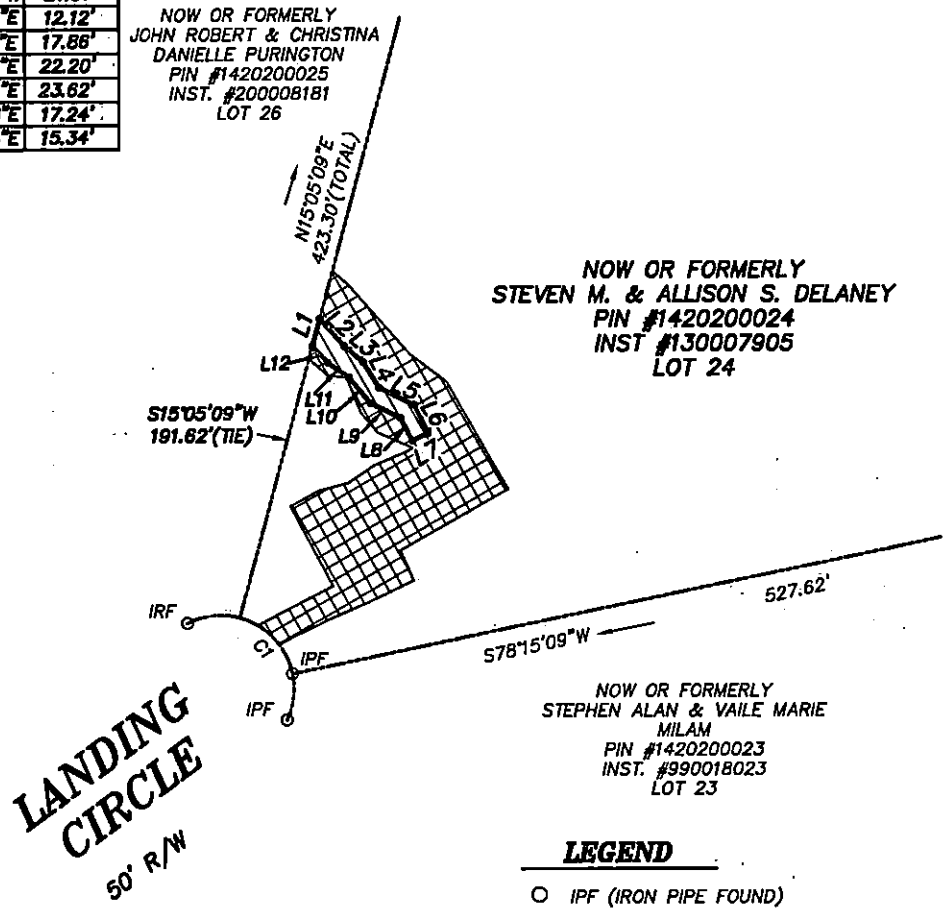
LINE TABLE		
	BEARING	DISTANCE
L1	N15°05'13"E	19.32'
L2	N42°12'40"W	24.80'
L3	N49°15'57"W	17.33'
L4	N31°57'48"W	20.37'
L5	N63°42'07"W	26.44'
L6	N26°47'31"W	21.51'
L7	N84°12'16"E	12.12'
L8	S27°01'38"E	17.86'
L9	S64°31'13"E	22.20'
L10	S40°17'16"E	23.62'
L11	S55°21'58"E	17.24'
L12	S43°03'04"E	15.34'



CURVE TABLE				CHORD	CHORD
	LENGTH	RADIUS	DELTA	LENGTH	BEARING
C1	55.12'	50.00'	63°09'46"	52.37'	N43°20'19"W

LEGEND

- ○ IPF (IRON PIPE FOUND)
- ○ IRF (IRON ROD FOUND)
- ☒ CMF (CONC MON FOUND)
- DENOTES VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT TO BE CONVEYED TO JAMES CITY COUNTY – 1,389 S.F. (TOTAL)
- DENOTES VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT TO BE CONVEYED TO JAMES CITY COUNTY – 14,449 S.F. (TOTAL)

NOTES:
1. HORIZONTAL COORDINATE INFORMATION IS BASED ON HORIZONTAL COORDINATE INFORMATION IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, UNITS ARE U.S. SURVEY FEET.

2. PROPERTY LINES SHOWN ARE BASED ON COMPILED RECORD INFORMATION, TAX MAP INFORMATION AND MADE TO FIT FIELD FOUND MONUMENTATION. THIS PLAT IS FOR EASEMENT PURPOSES ONLY AND DOES NOT CONSTITUTE A PHYSICAL OR BOUNDARY SURVEY.

3. A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT, THEREFORE THERE MAYBE OTHER EASEMENTS THAT AFFECT THE PROPERTY THAT ARE NOT SHOWN.

COMMONWEALTH OF VIRGINIA
5/13/26
PAUL W. MICHAEL, JR.
Lic No. 002438
LAND SURVEYOR

References:
P.B. 29, PG. 2–3

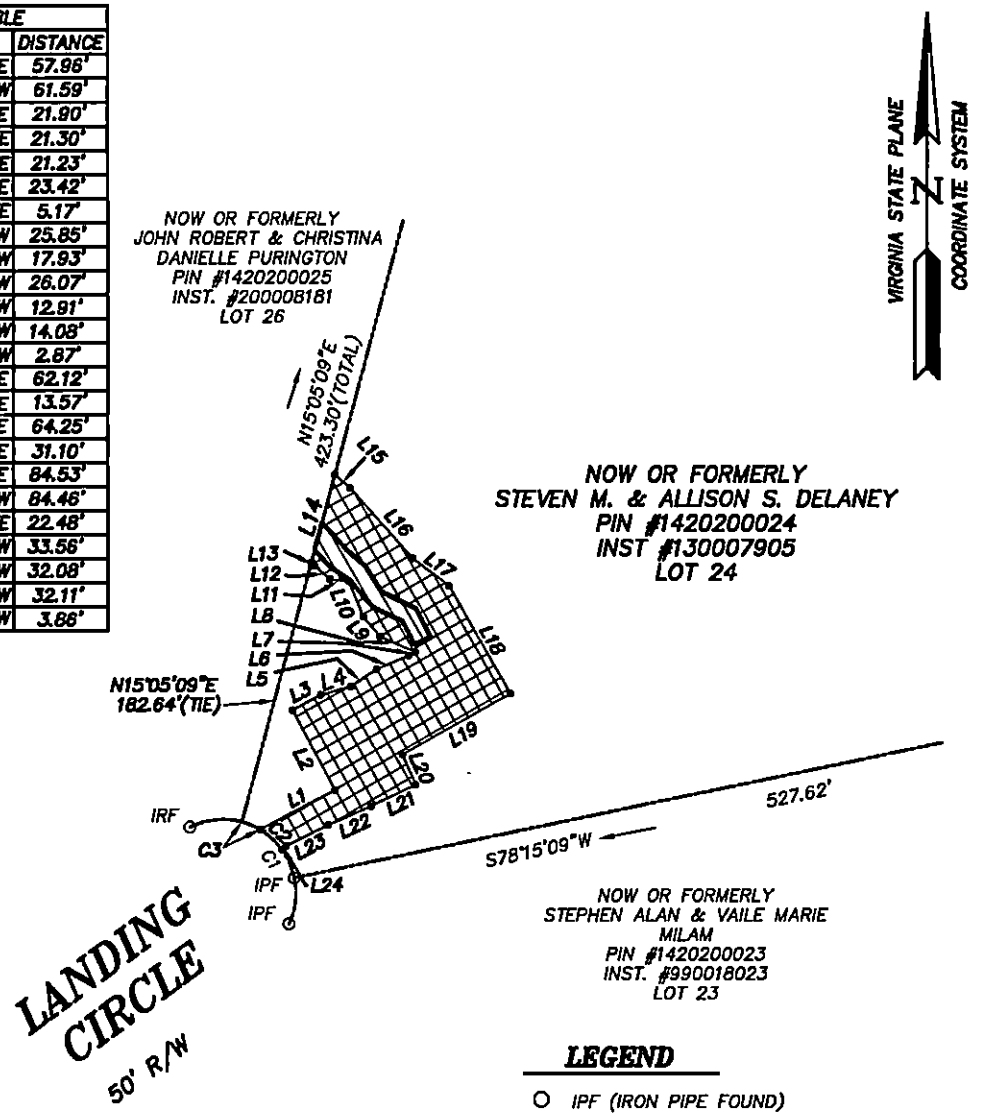
Notes:
SHEET 1 OF 2

EASEMENT PLAT SHOWING
VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT
LOCATED
IN
WOODLAND FARMS
JAMES CITY COUNTY, VIRGINIA

Date: 5/13/26 | Scale: 1"=100' | Job No.: 25–026

MICHAEL SURVEYING & MAPPING, P.C.
41 OLD OYSTER POINT RD. - SUITE B
NEWPORT NEWS, VIRGINIA 23602
TEL 757.873.1762 FAX 757.873.1772

LINE TABLE		
	BEARING	DISTANCE
L1	N62°29'10"E	57.96'
L2	N28°00'31"W	61.59'
L3	N61°04'12"E	21.90'
L4	N75°06'44"E	21.30'
L5	N55°59'57"E	21.23'
L6	N67°09'57"E	23.42'
L7	N59°07'22"E	5.17'
L8	N66°14'11"W	25.85'
L9	N40°05'46"W	17.93'
L10	N22°18'47"W	26.07'
L11	N84°14'56"W	12.91'
L12	N48°57'48"W	14.08'
L13	N47°52'57"W	2.87'
L14	N15°05'09"E	62.12'
L15	S48°37'43"E	13.57'
L16	S41°46'09"E	64.25'
L17	S52°46'58"E	31.10'
L18	S29°44'48"E	84.53'
L19	S60°37'47"W	84.46'
L20	S23°37'50"E	22.48'
L21	S84°25'24"W	33.56'
L22	S66°21'52"W	32.08'
L23	S63°50'58"W	32.11'
L24	S52°12'44"W	3.86'



CURVE TABLE				CHORD	CHORD
	LENGTH	RADIUS	DELTA	LENGTH	BEARING
C1	55.12'	50.00'	63°09'46"	52.37'	N43°20'19"W
C2	20.20'	50.00'	23°08'42"	20.06'	N47°53'18"W
C3	12.24'	50.00'	14°01'39"	12.21'	N67°54'22"W

LEGEND

- ○ IPF (IRON PIPE FOUND)
- ○ IRF (IRON ROD FOUND)
- ⊠ CMF (CONC MON FOUND)
- DENOTES VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT TO BE CONVEYED TO JAMES CITY COUNTY – 1,389 S.F. (TOTAL)
- DENOTES VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT TO BE CONVEYED TO JAMES CITY COUNTY – 14,449 S.F. (TOTAL)

NOTES:
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COMMONWEALTH OF VIRGINIA
5/13/26
PAUL W. MICHAEL, JR.
Lic. No. 002438
LAND SURVEYOR

References:
P.B. 29, PG. 2-3

Notes:
SHEET 2 OF 2

EASEMENT PLAT SHOWING
VARIABLE WIDTH TEMPORARY CONSTRUCTION
EASEMENT LOCATED
IN
WOODLAND FARMS
JAMES CITY COUNTY, VIRGINIA

Date: 5/13/26 | Scale: 1"=100' | Job No.: 25-026

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